



Bristowe Avenue

Chelmsford, CM2 7JJ

Asking Price £475,000

Freehold
Tax Band: D



Boasting an UNOVERLOOKED rear garden, REFITTED KITCHEN plus a spacious 17' lounge, separate dining room & STUDY/PLAYROOM is this EXTENDED four bedroom semi-detached property. Benefiting from further POTENTIAL TO EXTEND (STPP), an EN-SUITE to master bedroom plus family bathroom and driveway parking for FOUR vehicles. Ideally tucked away in a CUL-DE-SAC position, just a short walk to all local shops/amenities & schools - Set just 4 miles to Chelmsford's Mainline Station. Call Hamilton Piers of Chelmsford to view!



GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

UPVC part glazed entrance door into hallway, wood flooring, under stair storage, radiator, doors to-

KITCHEN:

10'11" x 9'00" (3.33m x 2.74m)

Double glazed window and door to rear, square edge worktops with composite drainer sink inset, electric hob with extractor over, integrated oven, tiled splashbacks, matching wall and base units, space for washing machine, dishwasher, fridge freezer, wood flooring.

LOUNGE:

17'01" x 11'01" (5.21m x 3.38m)

Double glazed window and french doors to rear with fitted blinds, wood flooring, radiator.

DINER:

12'08" x 11'04" (3.86m x 3.45m)

Double glazed window to front with fitted blinds, wood flooring, radiator, archway to lounge and study/playroom.

STUDY/PLAYROOM:

7'03" x 6'08" (2.21m x 2.03m)

Double glazed window to front with fitted blinds, wood flooring, radiator.

FIRST FLOOR ACCOMMODATION:

LANDING:

Loft hatch, radiator, doors to-

BEDROOM ONE:

10'10" x 10'07" (3.30m x 3.23m)

Double glazed window to front, radiator, airing cupboard, door to en-suite.

EN-SUITE:

6'09" x 6'07" (2.06m x 2.01m)

Double glazed window to front, corner shower, vanity hand basin, low level W/C, radiator, vinyl flooring, extractor fan.

BEDROOM TWO:

11'06" x 8'02" (3.51m x 2.49m)

Double glazed window to rear, radiator.

BEDROOM THREE:

11'03" x 6'09" (3.43m x 2.06m)

Double glazed window to rear, radiator.

BEDROOM FOUR/DRESSING ROOM:

7'11" x 6'11" (2.41m x 2.11m)

Double glazed window to front, built in wardrobe space, radiator.

FAMILY BATHROOM:

Double glazed window to rear, bath with shower over, pedestal hand basin, low level W/C, radiator, fully tiled.

EXTERIOR:

REAR GARDEN:

Patio border with rest laid to lawn, x2 wooden storage sheds, access gate to rear.

FRONTAGE & PARKING:

Blocked paved driveway with parking for four vehicles.



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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